

FIRST AMENDMENT TO DEED OF TRUST NOTE

THIS FIRST AMENDMENT TO DEED OF TRUST NOTE is made this 26 day of May, 1981 by and between RMT ASSOCIATES, a Virginia general partnership (the "Borrower") and THE FIRST NATIONAL BANK OF MARYLAND, a national banking association (the "Bank").

RECITALS

A. The Borrower executed a \$650,000.00 Deed of Trust Note dated August 17, 1979. The Deed of Trust Note evidences the "Loan" made pursuant to a Building Loan dated August 17, 1979 (the "Loan Agreement") between the Borrower and the Bank.

B. The Borrower and the Bank wish to modify the terms of the Deed of Trust Note as further provided herein.

NOW, THEREFORE, IN CONSIDERATION of the premises and for other good and valuable consideration, receipt of which is hereby acknowledged, the Borrower and the Bank hereby agrees as follows:

1. The Deed of Trust Note is amended by adding the following sentence as the last sentence of subparagraph (a), page 1 of the Deed of Trust Note:

PROVIDED, HOWEVER, that if interest for any month accrues at an annual rate in excess of 15%, the excess interest shall be deferred and shall be due and payable on the earlier to occur of May 1, 1982 or maturity of this Note.

2. Except as set forth herein the obligations of the Borrower under the Deed of Trust Note, under the Loan Agreement and under any other documents evidencing, securing or relating to the Deed of Trust Note shall not be modified. The Borrower hereby ratifies and affirms its indebtedness under the Deed of Trust Note and agrees that that indebtedness shall continue in full force and effect. The Borrower and the Bank agree that this Amendment shall not be construed as an agreement to substitute a new obligation or to extinguish the original obligation under the Deed of Trust Note and shall not constitute a novation as to the indebtedness of the Borrower under the Deed of Trust Note.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment under seal as of the date and year first written above.

WITNESS:

RMT ASSOCIATES

[Signature]  
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[Signature]  
\_\_\_\_\_  
[Signature]  
\_\_\_\_\_  
[Signature]  
\_\_\_\_\_

BY: [Signature] (SEAL)  
Russell Reid, General Partner

BY: [Signature] (SEAL)  
Paul Muldowny, General Partner

BY: [Signature] (SEAL)  
Louis Tiches, General Partner

THE FIRST NATIONAL BANK OF MARYLAND

BY: [Signature] (SEAL)